

SW SWOT Analysis
August 30, 2005, 6:30 PM
Little Eagle Christian Church

Bold statements are the top eight items listed per category by the entire subcommittee.

Strengths:

- SR 32 – Business and Commercial opportunities
- **Location/accessibility to shopping and interstates**
- Diversity- farms, natural areas, residential, commercial
- Creek, natural habitat
- **Natural beauty – Little eagle Creek Valley**
- Road layout promotes slower pace
- **High land values**
- **Strong sense of community, like-mindedness**
- Schools- close proximity
- Small town feel and identity in Jolietville and Eagletown
- Little Eagle creek Festival, Bent Tree Golf Course
- **Open Land/Undeveloped Areas**
- Wildlife
- Larger home sites
- **Horse farms**
- Quality of development/housing
- Privacy
- Low and slow traffic volumes
- Midland trail
- Country living
- Potential transitions
- Proximity to Zionsville
- Varied topography
- **Low density**
- **Great place to raise a family – safe, good schools**
- Proximity to healthcare
- **Utility locations/availability**

Weaknesses

- **High tax rates**
- Light pollution from development
- No buffering of infrastructure utilities – Ditch Road Transportation Center, water tower
- **Poor planning of transportation and utilities**
- Poorly maintained bridges
- No community services – fire, library, local grocery
- Overloaded schools
- No plan for trails
- No good entrance into area
- Airport- jet traffic
- **Lack of ability to follow through on plan**
- High density development – lose horse farms

- Drainage issues and standing water
- **No voice in town council, lack of representation**
- **Traffic on north south roads**
- Uncertainty about the airport
- Maple Knoll
- Road conditions
- Lack of technological connectivity
- Lack of emergency services
- **Lack of economic development**
- **Lack of parks and trails**
- Lack of adequate transition to existing commercial uses
- **146th street inadequate**
- **lack of development policies**
- lack of name recognition
- 156th and Towne lift station

Opportunities:

- **Protection of rural lifestyle**
- **Ability to influence quality development**
- Commercial growth around the airport
- 32 corridor
- Jolietville and Eagletown and commercial centers
- **Comprehensive Park and trail plan**
- Planned utility and technological development
- Providing buffers
- Protecting natural habitat
- Well balanced between residential and habitat
- A special place to live work and play
- Low density, eco friendly
- **Retain large lot, small farm atmosphere, with quality mix of new urbanism development**
- **(National model)**
- **Choose effective North-South traffic patterns**
- **Having a voice in development**
- Good transitions
- Open space potential
- More economic development, commercial transition areas
- **Ability to manage future growth**
- **Ability to obtain city amenities**

Threats:

- **Low quality/high density development**
- Decreased property values
- **Lack of desire by Town Council to represent resident's interest in preserving comp plan.**
- **Overcrowding of schools**
- Maple knoll
- Centennial
- Traffic congestion
- **Annexation**
- **Sprawl**

- Not reaching consensus and compromise
- **Higher property taxes**
- **Airport**
- Overburdened infrastructure
- Poorly planned transitions
- **Commercial development in the wrong places**
- SR 32 improperly developed